

MINOR SUBDIVISION LOT SPLIT SURVEY FOR
LYNN AND GORDON SNOW
SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST
UINTAH SPECIAL BASE AND MERIDIAN
ROOSEVELT CITY, UTAH

DESCRIPTION OF PARCEL A

Commencing at the Northeast Corner of Section 28, Township 2 South, Range 1 West of the United Special Base and Meridian;

Thence South 89°36'39" East 1171.90 feet along the North line of the NE1/4 of the NE1/4 of said Section 28, to the POINT OF BEGINNING;

Thence South 00°10'08" East 1320.15 feet to the South line of said aliquot part;

Thence South 89°48'58" West 15.87 feet along said South line to the extension of the West line of Meadowbrook Park Phase Four;

Thence South 00°00'00" East 263.21 feet to the Northwest Corner of said Phase Four;

Thence South 00°29'13" East 449.22 feet to the Southwest Corner of said Phase Four and the South line of 1200 South Street;

Thence North 88°24'18" East 897.62 feet along said South line to the centerline of a creek;

Thence Westerly 681 feet, more or less, along said centerline to the West line of the SW1/4 of said NE1/4;

Thence North 00°19'59" West 553.40 feet along said West line to the Southwest Corner of the NE1/4 of said Section 28;

Thence North 00°05'50" East 657.42 feet along the West line of said aliquot part;

Thence North 89°36'39" East 660.00 feet parallel with the North line of said aliquot part;

Thence North 00°05'50" West 374.83 feet parallel with said West line to said North line;

Thence North 89°36'39" East 183.50 feet;

Thence North 00°00'40" East 29.00 feet;

Thence North 89°36'39" East 170.00 feet;

Thence North 00°00'40" East 256.17 feet to said North line;

Thence North 89°36'39" East 454.00 feet to the TRUE POINT OF BEGINNING, containing 54.00 acres.

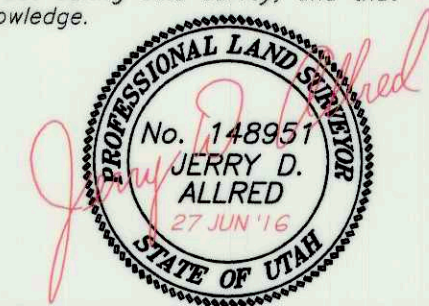
Said parcel being subject to all existing easements and rights-of-way.

DESCRIPTION OF PARCEL B

Commencing at the Northeast Corner of Section 28, Township 2 South, Range 1 West of the United Special Base and Meridian;
Thence South 69°36'39" East 1171.90 feet along the North line of the NE1/4 of the NE1/4 of said Section;
Thence South 00°10'08" East 1320.15 feet to the South line of said aliquot part and the TRUE POINT OF BEGINNING;
Thence North 69°36'39" East 549.29 feet along the South line of said aliquot part to the Northwest Corner of MEADOW BROOK PARK SUBDIVISION, PHASE 2;
Thence along the West line of said Phase 2 the following three courses:
South 00°39'00" East 158.41 feet;
Southeasterly 66.27 feet, along a curve to the right, said curve having a central angle of 25°49'47", a radius of 147.00 feet, and a chord which bears South 77°15'37" East 65.71 feet;
South 00°12'12" East 15.47 feet to the Northwest Corner of Phase 2;
Thence North 69°30'48" East 292.83 feet along said North line to the Northeast Corner of said Phase 3 and the East line of Phase 4;
Thence North 00°07'00" East 15.47 feet to the Northeast Corner of Phase 4;
Thence South 69°49'30" West 264.49 feet to the Northwest Corner of Phase 4;
Thence North 00°29'15" West 263.21 feet to said South line of said aliquot part;
Thence North 69°48'58" East 15.87 feet along said South line to the TRUE POINT OF BEGINNING, and the course shall then be subject to all existing easements and rights of way, including a 3.61 foot easement.

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor,
Certificate 148951 (Utah)

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____

STEPHEN POTTER
DUCHESE COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, 20____ BY THE ROOSEVELT CITY PLANNING COMMISSION.

CITY COUNCIL APPROVAL AND ACCEPTANCE

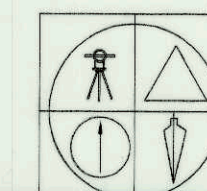
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE ROOSEVELT CITY COUNCIL.

ATTEST: CLERK _____ MAYOR _____

STATE OF UTAH }
COUNTY OF DUCHESNE } ss

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON
THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M, AND IS DULY RECORDED.

FILING NO. _____ COUNTY RECORDER _____



JERRY D. ALLRED & ASSOCIATES
SURVEYING CONSULTANTS
1235 NORTH 700 EAST--P.O. BOX 975
DUCHESE, UTAH 84021
(435) 738-5352

27 JUN 2016

75-131-030

County Surveyor's File # 3532